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INDUSTRIAL PARKS IN BELARUS AS A NEW ORGANIZING FORM OF BUSINESS: PECULIARITY AND PERSPECTIVE OF DEVELOPMENT

Peculiarity of industrial development of Belarus in post-soviet period was dominating of brownfield investment projects for production placement. Even new modern high technological manufacturing is gravitating to existing industrial objects. Large scale greenfield industrial projects usually have been built on old infrastructure base. It could be explained by specific features of legal system; process of privatization in Belarus; existence of special economic zones (SEZ) with tax privileges; availability of vast not using industrial sites through the country. In particular, legal preferences for special economic zones (SEZ) define its boundaries close to large brownfield soviet period industrial objects.

Unlike neighboring countries where process of spatial allocation of industry more responding to market conditions of optimization of manufacturing, in Belarus often private investment to infrastructure development is restrained by strict law regulation and interest of government institutions. Industrial development in Belarus characterized by relatively large proportion of state-owned enterprises (partly or fully owned by state), particularly in heavy engineering, chemical industry, woodworking, food processing industry. Private infrastructure investments in Belarus mostly are directed to specific branch projects, such as development of logistic and trading infrastructures, telecommunication and civil construction. Development of whole complex of industrial infrastructures as a rule in Belarus is under government control and budget financing. Contractual work for building industrial infrastructure could be done by state-owned or private companies. State acts, as the customer and, as the seller of infrastructure services for private companies. One of the modern forms of organizing the industrial process could be *greenfield industrial parks*.

Greenfield industrial park is a spatial object having flexible ready-to-use new-built industrial infrastructure, presenting for its residents full complex of infrastructure services, also could have special legal preferences. It could be functioning as state-owned, private, Private-public-partnership (PPP). Private-public-partnership (PPP) in Belarus in sphere of development of industrial infrastructure carried out in some projects, including in the first industrial park in Belarus: The China-Belarus industrial park «Great Stone».

Industrial park it is quite new form of organizing of industrial development in Belarus. The China-Belarus industrial park «Great Stone» is a territorial entity with the area of 91,5 sq. km with a special legal status conducive to doing business. The Park is located 25 km from Minsk, the capital of the Republic of Belarus, in a unique natural complex and in close proximity to the international airport, railway lines, and the Berlin-Moscow transnational highway. In the park territory construction is planned for production and living areas, offices and shopping malls, financial services, and research centers. All in all, Great Stone will be a modern international eco-city with an emphasis on high-tech and competitive innovation productions with high export potential.

By the legal status the China-Belarus industrial park «Great Stone» is special territorial entity with special tax and administrative regime. For residents and investors are provided very notable tax eases for rather long period (for 10 years tax exemption on profit, the real estate and land for residents, the next 10 years – tax payment at the rates, reduced by 50%; the reduced rate of income tax and others preferences), and also ensuring complex servicing an administration of services by the principle «one station» (one stop service).

Structure of management of China-Belarus industrial park «Great Stone» represents three organizing levels. First level is coordinating inter-state coordination committee which responsible for elaborating the strategic development. Second level is Administration who controls the investment agreements and all legal aspects of working of the park. Third level is joint operating company «Company of development of industrial park». Joint company is typical greenfield investor. It is invested money in construction of the industrial park for receiving profits by renting land sites, supplying infrastructure services. Major shareholders of joint company are the Chinese companies «Sinomach»(32%), China Merchants Group(20%), CAMC (14%), and also Harbin investment group(2%). Other 32% of stock is spreading among to the Belarusian institutions: Minsk city executive committee and Minsk oblast executive committee, and holding company Horizon. Joint company also is responsible for attracting the investment to the park.

Experience of creation of China-Belarus industrial park «Great Stone» as new legal form of industrial production in Belarus could be used for other greenfield projects in Belarus. Legal mechanism of functioning of this park could be used for attracting private investment to small and medium projects. Private-public-partnership (PPP) is key factor that could prompt private investment in the development of industrial infrastructure in Belarus. Moreover, it is important to elaborate the mechanism for creation state-owned industrial parks as perspective way of budget financing of infrastructure projects in different branches of industry. The perspective of development of clustering of Belarus economy is connected with introduction in practice the different flexible model of organizing of industrial production.